

METRO
SWINDON

TO LET

**METRO, Arkwright Road,
Groundwell Industrial Estate,
Swindon SN25 5BG**

A detached, fully refurbished, warehouse/industrial
building on a self contained secure site

107,600 Sq Ft (9,996 Sq M)

METRO GATEWAY TO THE M4



[SPECIFICATION](#) | [ACCOMMODATION](#) | [SITUATION](#) | [LOCATION & COMMUNICATIONS](#) | [GALLERY](#) | [CONTACT](#)

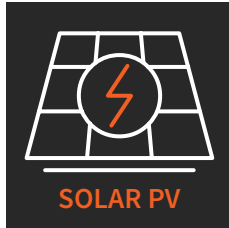
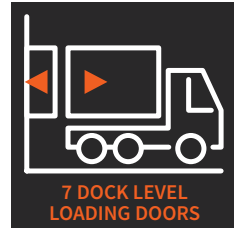


METRO GATEWAY TO THE M4

SPECIFICATION

A high quality, fully refurbished multifunctional warehouse / industrial building situated in a well established industrial location with excellent road connections to the A419 and M4.

SPECIFICATION



- Separate office and goods entrances
- Internal sprinkler system
- Warehouse lighting
- Large secure yard
- Offices including toilets, showers and canteen
- Central heating to offices
- Three phase electricity supply and substation



METRO GATEWAY TO THE M4

ACCOMMODATION

A self-contained warehouse / industrial building with a large secure yard, separate office and goods entrance, ground and dock level loading doors and offices on ground and first floor levels.

ACCOMMODATION

Metro has been measured in accordance with the RICS code of measuring practice (sixth edition) to identify the following gross internal floor areas:

	Sq Ft	Sq M
Ground Floor Offices	6,466	601
First Floor Offices	6,415	596
Warehouse	94,719	8,799
Total	107,600	9,996

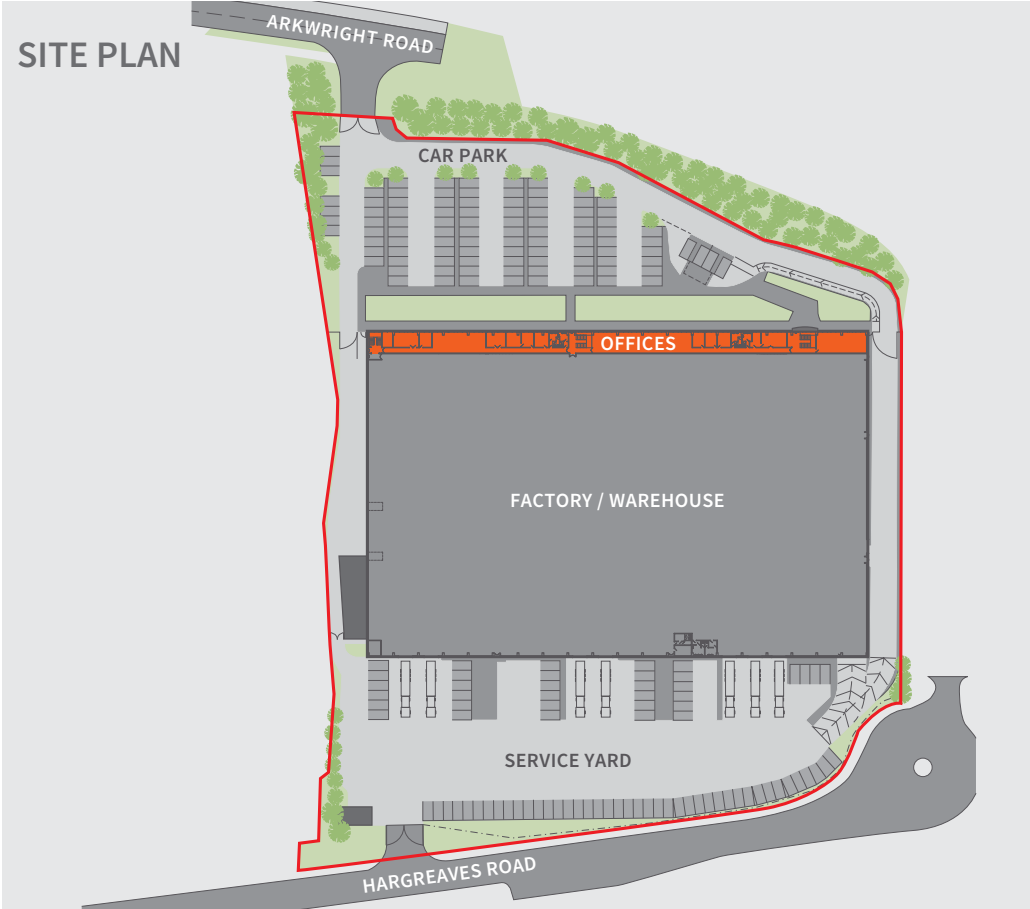
Car park	183 car parking spaces
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SOLAR PV

A proprietary Kingspan solar 250KWP PV system fitted to the south roof pitch affording energy savings with an advantageous impact upon carbon footprint.

SITE PLAN





METRO GATEWAY TO THE M4

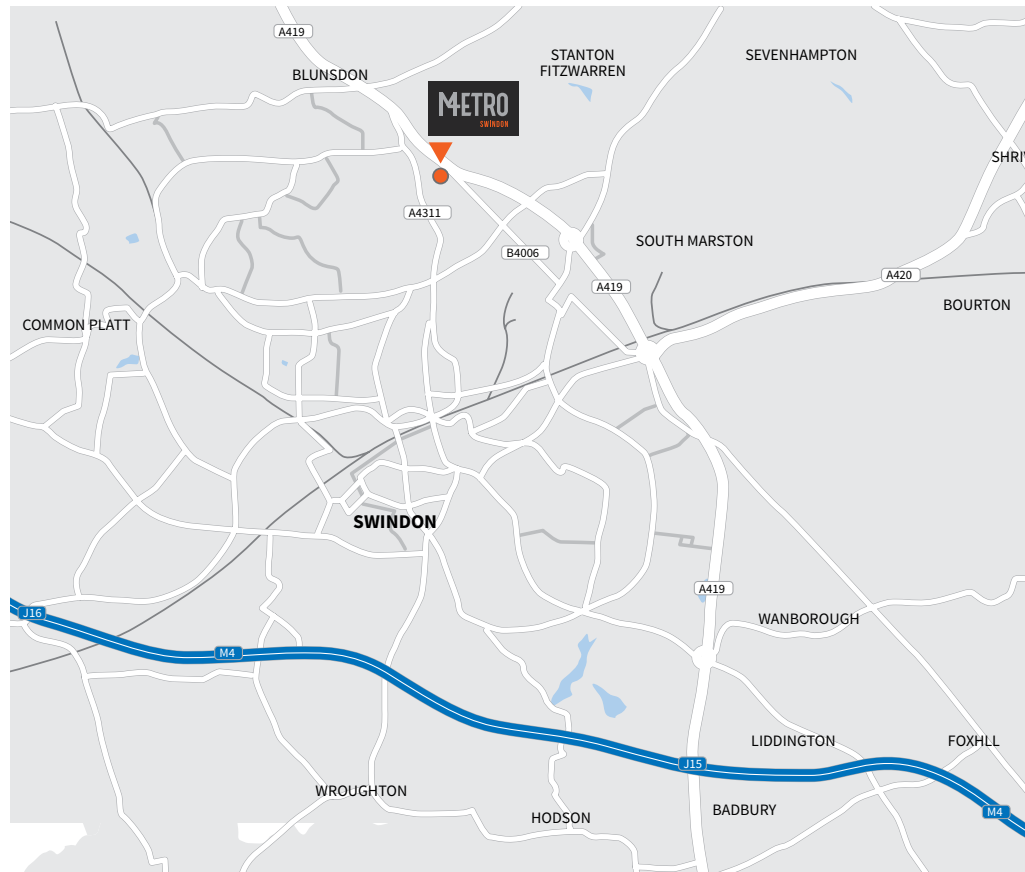
SITUATION

Swindon is the principal commercial and financial centre of Wiltshire with a district population of 187,051 (2001 census) and a catchment population of approximately 275,000 within a 20km radius.

SITUATION

The Metro Building is situated on Groundwell Industrial Estate which lies approximately 4 miles north of Swindon town centre. Groundwell is an established warehouse and industrial location with excellent road connections, including the A4311 road to the town centre and the A419 to the motorway network - Junction 15 on the M4 and Junction 11A on the M5.

The property has the benefit of dual access with the office accommodation from Arkwright Road and goods access from Hargreaves Road.



METRO GATEWAY TO THE M4

SITUATION

Situated in a key location on the Groundwell Industrial Estate with great access to the A419 and M4 Motorway.

SITUATION

Metro is situated in close proximity to: Aldi, B&Q, Wasdell, Oak Furniture Land, Hacklings Storage and Distribution and Howard Tenens.





METRO GATEWAY TO THE M4

LOCATION AND COMMUNICATIONS

It is strategically located approximately 80 miles west of London, 40 miles east of Bristol, 45 miles west of Reading and 30 miles southwest of Oxford. The M4 (Junctions 15 and 16) is within 3 miles of the town centre, affording excellent road connections.

LOCATION AND COMMUNICATIONS

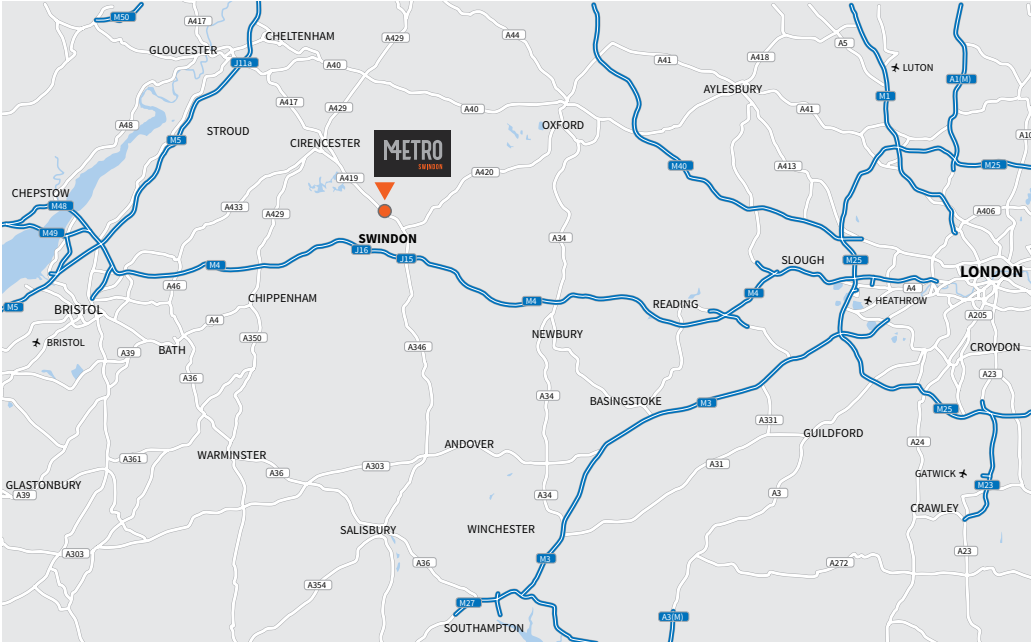
There is good access to UK ports of Bristol (49 miles) Southampton (69 miles) and Dover (158 miles), whilst Swindon mainline station offers regular services to London Paddington with the fastest journey time of approximately 55 minutes. Heathrow (70 miles) and Bristol (55 miles) airports are within convenient distance.



M4 Motorway J15	8.4 miles	14 mins
Oxford	30 miles	59 mins
Reading	45 miles	59 mins
Bristol	40 miles	1hr 4 mins
Bristol Port	49 miles	1hr 7 mins
Heathrow Airport	70 miles	1hr 25 mins
Bristol Airport	55 miles	1hr 27mins
Southampton Port	69 miles	1hr 43 mins
London	80 miles	2hr 22 mins
Dover	158 miles	3hr 14 mins



Bath	22 mins journey time
Reading	25 mins journey time
Bristol	36 mins journey time
Paddington	50 mins journey time



METRO GATEWAY TO THE M4

GALLERY

Key features of the self-contained warehouse / industrial building include solar PV, 6.75M minimum internal eaves height, 3 ground level loading doors and 7 dock level loading doors.



METRO

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METRO GATEWAY TO THE M4

CONTACT

For further information please contact the sole agents.

TERMS: The property is available for rent by way of a new lease.

RENT: Please contact the agents for further information.

LEGAL COSTS: Each party to be responsible for their own.

EPC: C:70

RATEABLE VALUE: Interested parties are to make their own enquiries regarding the rates payable with the local council. The current Rating List (2017) shows an assessment of £385,000 - Warehouse and premises. Please note this is not the rates payable figure.

CONTACT THE SOLE AGENTS

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IMPORTANT: The sole agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. The particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representatives of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

Designed by Moose Studios Ltd 0117 950 8445 - June 2021